NEWTON FALLOWELL



# Carnoustie Drive, Lincoln

4 3 2

**£275,000**

- Town House
- Four Bedrooms
- Two Reception Rooms
- Landscaped Garden
- Sought After Location
- GCH & uPVC Double Glazing
- Freehold
- EPC Rating C







A well presented three storey townhouse situated on Carnoustie Road, within the highly sought after Doddington Park area of Lincoln. Ideally positioned for families and professionals alike, the property is within easy reach of a wide range of everyday amenities, including Birchwood Centre, local supermarkets and convenience stores, pharmacies, doctors' facilities and a choice of nearby schools, including Leslie Manser Primary School and The Priory Lincoln Academy.

The area also benefits from regular bus services through Doddington Park and convenient access to the A46, Lincoln city centre and surrounding areas

The accommodation on offer comprises Entrnace Hall, Kitchen Diner, Lounge and WC to the ground floor. To the first floor there are Two Bedrooms with en-suite to the main and Snug and to the third floor there are a further two bedrooms and family bathroom. Externally the property offers off street parking to the front and to the rear of the property there is an enclosed lawned garden with patio. The property further benefits from Gas Central Heating & uPVC Double Glazing.









## Entrance Hall
With the entrance door and window to the front aspect and stairs rising to the first floor.

## WC
Fitted with a low level wc and wash hand basin.

## Kitchen/Diner
21'7" x 11'7" (6.6m x 3.5m)
With a window to the front aspect and french doors to the rear aspect. Fitted with a range of wall and base units with worktops over, sink with drainer unit, oven and hob with extractor and access to storage.

## Lounge
21'3" x 8'10" (6.5m x 2.7m)
With a window to the front aspect, french doors to the rear aspect and radiator.

## First Floor Landing
With stairs to the ground floor and stairs rising to the second floor.

## Bedroom One
12'6" x 10'3" (3.8m x 3.1m)
With a window to the front aspect, walk in wardrobe, access to the en-suite and radiator.

## Snug
13'4" x 12'6" (4.1m x 3.8m)
With french doors leading to the balcony and radiator.

## Bedroom Four
With a window to the rear aspect and radiator.

## Second Floor Landing
With a window to the rear aspect, stairs to the first floor and access to storage.







## Bedroom Two
13'0" x 9'2" (4m x 2.8m)
With a bay window to the front aspect, fitted wardrobes and radiator.

## Bedroom Three
13'0" x 11'4" (4m x 3.5m)
With a bay window to the front aspect, fitted wardrobes and radiator.

## Bathroom
8'4" x 7'6" (2.5m x 2.3m)
With a window to the front aspect, fitted with a low level wc, wash hand basin, panelled bath with shower over and radiator.

## Outside
To the front aspect of the property is parking for two vehicles.
To the rear of the property ther is an enclosed garden and patio.

## Agents Note
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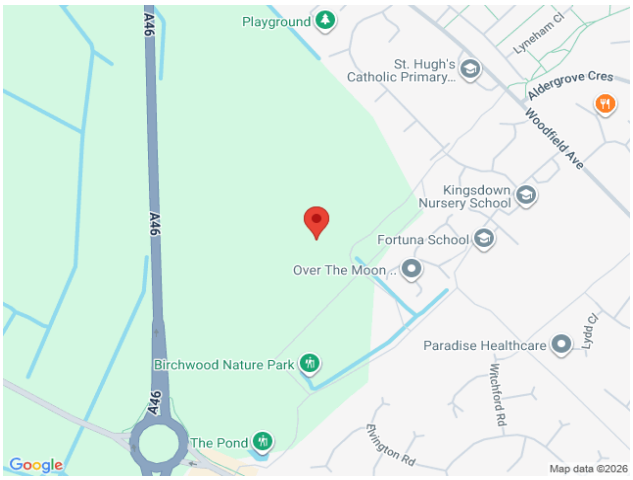
# Floorplan

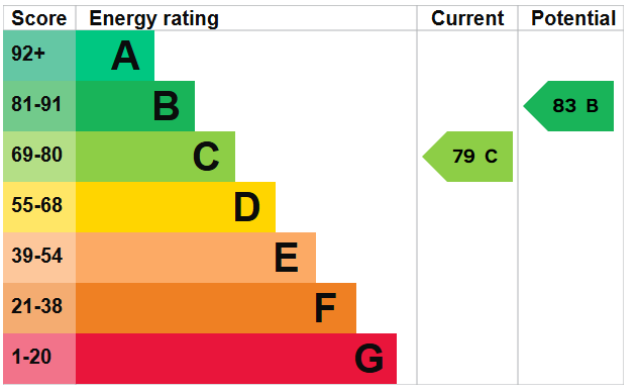



FLOORPLAN

TOTAL FLOOR AREA : 1177 sq.ft. (109.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell Lincoln

01522 516590
lincoln@newtonfallowell.co.uk